

# INDOOR ATHLETIC FACILITY

*Board of Visitors Site Option Presentation*

Virginia Tech: Office of University Planning



## NEEDS

- A **State-of-the-art** training **facility**
- A **Competitive** ACC & SEC **recruiting facility**
- Sized for full workouts and drills
- Provides for **Multi-sport** program **use**
- Continued **practice in Inclement weather**

## SCOPE

- Dimensions = **208' x 400'**
- To be **75'+/- Ht.**
- Field to be **Artificial turf**
- State of the art **Audio-visual system**
- Enhanced **training / medical treatment** area



# FACILITY REQUIREMENTS

## SPRING 2006

- The VT **Board of Visitors approves the Practice Facility project funding** initiated in the 2002 – 2008 Capital Funding 6 Year Plan

## SPRING 2010

- The Athletic Department requests that **the area directly behind the football practice fields** be studied for placement of the new facility

## WINTER 2011

- The **Athletic Practice Facility Site Evaluation Committee** is appointed to review the area directly behind the practice fields due to public concern over potential impact to the old growth forest

## SPRING 2012

- Biohabitats **Forest Ecological Assessment** completed and delivered to the Athletic Practice Facility Site Evaluation Committee

## SUMMER 2012

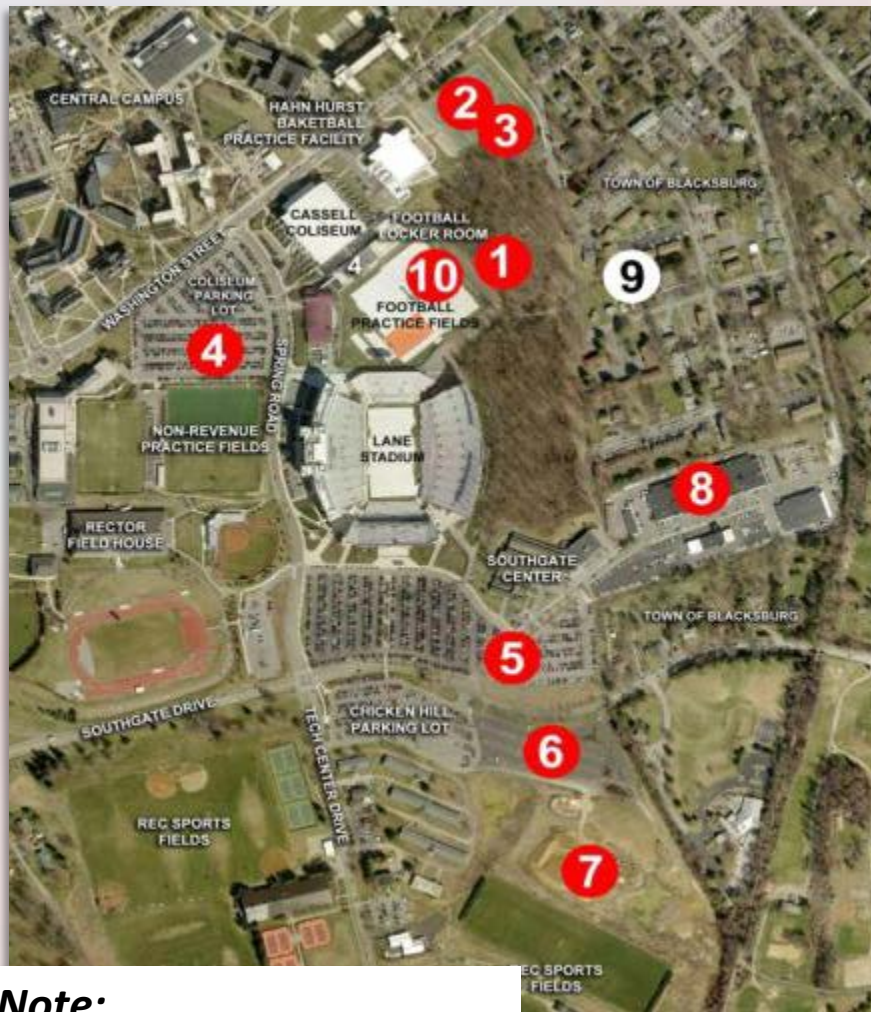
- Based upon the committee's final report, **Vice President for Administration recommends** to President Steger:
  - "...that the university **not locate** the Indoor Athletic Practice Facility in the originally proposed location directly **behind the football practice facility.**"
  - "...that our **planning staff** work with Athletics to **evaluate** the options presented by the Committee, as well as any other **potential sites** that may be appropriate."

## Fall 2012

- **THE OFFICE OF UNIVERSITY PLANNING INITIATES CAMPUS WIDE SITE EVALUATION**

# PROJECT HISTORY





**Note:**

Site 9 is private property and has not been evaluated in this study.

## WALKING TIME

Sites within a **5 minute walk** are preferred

## PEDESTRIAN SAFETY/ LIGHTNING PROTECTION

**Minimal vehicular/ pedestrian conflicts** preferred; The **ability to provide Pedestrian cover** for lightning preferred

## PARKING LOSS / REPLACEMENT

**Zero or minimal loss** preferred

## REBUILDING OF MAJOR FACILITIES

Replacement will **negatively impact project budget**

## STORMWATER MANAGEMENT

Sites that increase **impervious surface** area **require additional mitigation**

## TREE IMPACT

**Eliminating / minimizing** the **removal of mature trees** is preferred

## COMPLIANCE WITH MASTER PLAN

Relationship to **location of building site** identified on the Master Plan

## RESPECT ICONIC VIEWS / SCALE

**Project fits into/ enhance** the existing context

## MAINTAIN UNIVERSITY FUNCTIONS

Service, delivery, emergency access, etc... **must be maintained with minimal work and cost**

# SITE OPTION EVALUATION CRITERIA

## Top 3 Sites by Score

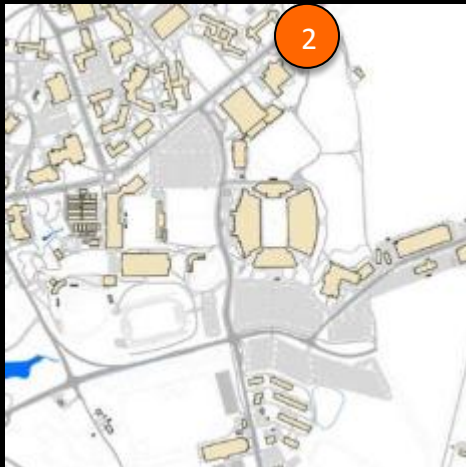
Site Evaluation Matrix for Indoor Practice Facility		Sites								
		1 Woods Site	2 Tennis Courts	3 Tennis Courts Rotated	4 Cassell Lot	5 Southgate Stadium Lot	6 Upper Chicken Hill Lot	7 Inert Debris Site	8 Sterrett Complex	10 Practice Fields
Scoring Metrics	A Walking Time	10	10	10	10	10	7.5	5	7.5	10
	B Pedestrian Safety / Lightening Protection	3	3	3	0	10	0	0	10	10
	C Parking Loss / Replacement	10	7.5	10	2.5	7.5	2.5	10	10	10
	D Rebuilding of Major Facilities	3 <sub>(1)</sub>	3 <sub>(2)</sub>	3 <sub>(4)</sub>	10	3 <sub>(8)</sub>	10	10	0 <sub>(6)</sub>	3 <sub>(7)</sub>
	E Stormwater Management	0	2.5	2.5	5	5	5	0	5	0
	F Tree Impact	0	10	5	10	10	10	10	10	5
	G Compliance with Master Plan	0	5	0	0	0	0	0	0	0
	H Respect Iconic Views / Scale	2.5	0 <sub>(3)</sub>	2.5	0 <sub>(5)</sub>	5	2.5	2.5	2.5	5
	I Maintain University Functions	5	5	5	5	5	5	5	0	5
Total		33.5	46	41	42.5	55.5	42.5	42.5	45	48
		(1) Reforestation Costs			(4) Reforestation and Tennis Court Rebuilding Costs					
		(2) Tennis Court (12) Rebuilding			(5) Facility out of scale with McCoumas Hall					
		(3) Facility out of scale with Surrounding Structures			(6) Rebuilding of Sterrett Center					
					(7) Major Utility Relocation and Site Work					
					(8) Donor Parking Mitigation Cost					

# SITE EVALUATION MATRIX



**1: WOODS SITE (33.5 points)**

Walking Time.....	Complies
Pedestrian Safety/ Lightning Protection.....	<b>Pedestrians must cross a service drive</b>
Parking Loss/ Replacement.....	Complies
Rebuilding of Major Facilities.....	<b>Replacement of ROTC tower and tree mitigation</b>
Stormwater Management.....	<b>Significant increase in impervious surface</b>
Tree Impact.....	<b>Significant tree impact</b>
Compliance with Master Plan.....	<b>Does not comply with Master Plan</b>
Respect Iconic Views / Scale.....	<b>Negative impact on natural viewshed</b>
Maintain University Functions.....	Complies



**2: TENNIS COURTS (46 points)**

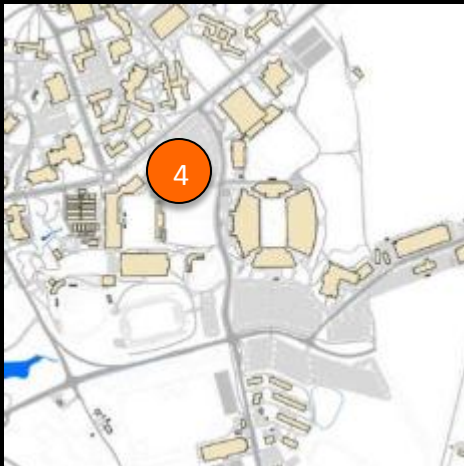
Walking Time.....	Complies
Pedestrian Safety/ Lightning Protection.....	<b>Pedestrians must cross a service road or parking lot</b>
Parking Loss/ Replacement.....	<b>Complies</b>
Rebuilding of Major Facilities.....	<b>Replacing the tennis courts will cost &lt; \$2 million</b>
Stormwater Management.....	<b>Moderate increase in impervious surface</b>
Tree Impact.....	Complies
Compliance with Master Plan.....	Complies
Respect Iconic Views / Scale.....	<b>Building creates poor entry sequence to campus</b>
Maintain University Functions.....	Complies

# SITE EVALUATION MATRIX



### 3: TENNIS COURTS ROTATED (41 points)

Walking Time.....	Complies
Pedestrian Safety/ Lightning Protection.....	<b>Pedestrians must cross a service road or parking lot</b>
Parking Loss/ Replacement.....	Complies
Rebuilding of Major Facilities.....	<b>Replacing the tennis courts will cost &lt; \$2 million</b>
Stormwater Management.....	<b>Moderate increase in impervious surface</b>
Tree Impact.....	<b>Moderate tree impact</b>
Compliance with Master Plan.....	<b>Site does not comply and creates land use conflicts</b>
Respect Iconic Views / Scale.....	<b>Building creates poor entry sequence to campus</b>
Maintain University Functions.....	Complies



### 4: CASSELL LOT (42.5 points)

Walking Time.....	Complies
Pedestrian Safety/ Lightning Protection.....	<b>Pedestrians must cross the heavily trafficked Spring Road</b>
Parking Loss/ Replacement.....	<b>Significant parking loss that is difficult to mitigate</b>
Rebuilding of Major Facilities.....	Complies
Stormwater Management.....	Complies
Tree Impact.....	Complies
Compliance with Master Plan.....	<b>Site does not comply</b>
Respect Iconic Views / Scale.....	<b>Building creates poor entry sequence to campus</b>
Maintain University Functions.....	Complies

# SITE EVALUATION MATRIX





**5: SOUTHGATE / STADIUM LOT (55.5 points)**

Walking Time.....	Complies
Pedestrian Safety/ Lightning Protection.....	Complies
Parking Loss/ Replacement.....	Mitigation can increase existing parking count by 70 spaces
Rebuilding of Major Facilities.....	Increased cost; Significant utility & access drive relocation
Stormwater Management.....	Complies
Tree Impact.....	Complies
Compliance with Master Plan.....	Site does not comply
Respect Iconic Views / Scale.....	Complies
Maintain University Functions.....	Complies



**6: UPPER CHICKEN HILL LOT (42.5 points)**

Walking Time.....	Site is in excess of the desired maximum 5 minutes
Pedestrian Safety/ Lightning Protection.....	Pedestrians must cross heavily trafficked Southgate Drive
Parking Loss/ Replacement.....	Significant parking spaces will be lost
Rebuilding of Major Facilities.....	Complies
Stormwater Management.....	Complies
Tree Impact.....	Complies
Compliance with Master Plan.....	Site does not comply
Respect Iconic Views / Scale.....	Building would be much larger than nearby structures
Maintain University Functions.....	Complies

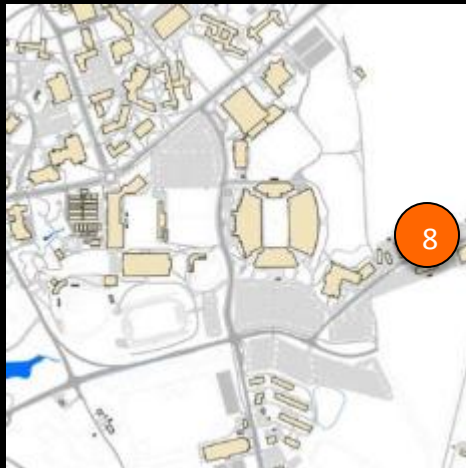
# SITE EVALUATION MATRIX





**7: INERT DEBRIS SITE (42.5 points)**

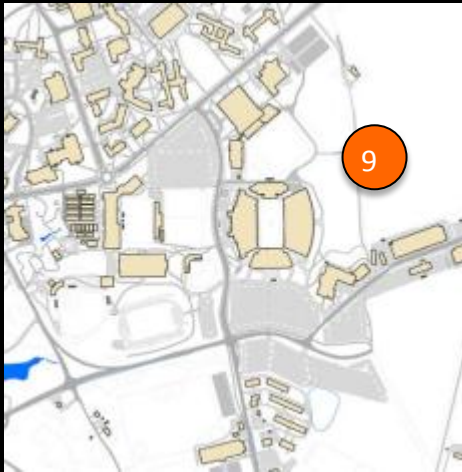
Walking Time.....	Site is in excess of the desired maximum 5 minutes
Pedestrian Safety/ Lightning Protection.....	Pedestrians must cross heavily trafficked Southgate Drive
Parking Loss/ Replacement.....	Complies
Rebuilding of Major Facilities.....	Complies
Stormwater Management.....	Significant increase in impervious surface
Tree Impact.....	Complies
Compliance with Master Plan.....	Site does not comply
Respect Iconic Views / Scale.....	Building would be much larger than nearby structures
Maintain University Functions.....	Complies



**8: STERRETT COMPLEX (45 points)**

Walking Time.....	Site is in excess of the desired maximum 5 minutes
Pedestrian Safety/ Lightning Protection.....	Complies
Parking Loss/ Replacement.....	Complies
Rebuilding of Major Facilities.....	Replacement of the existing facilities will cost > \$2 million
Stormwater Management.....	Complies
Tree Impact.....	Complies
Compliance with Master Plan.....	Site does not comply
Respect Iconic Views / Scale.....	Building would be much larger than nearby structures
Maintain University Functions.....	Facilities operations impact unknown without further study

# SITE EVALUATION MATRIX



**Note:**

Site 9 is private property and has not been evaluated in this study.

**9: PRIVATE PROPERTY**



Walking Time.....	Complies
Pedestrian Safety/ Lightning Protection.....	Complies
Parking Loss/ Replacement.....	Complies
Rebuilding of Major Facilities.....	Significant utility & access drive relocation
Stormwater Management.....	Significant increase in impervious surface
Tree Impact.....	Moderate tree impact
Compliance with Master Plan.....	Site does not comply
Respect Iconic Views / Scale.....	Complies
Maintain University Functions.....	Complies

**10: PRACTICE FIELDS (48 points)**

# SITE EVALUATION MATRIX



SITE OPTIONS IN ORDER FROM:  
**HIGHEST TO LOWEST SCORES**

**DETAILED SITE ANALYSES**



# Site 5: SOUGHTGATE / STADIUM LOT

55.5 Points



## Site Enhancements

- Secure Athletics/ Pedestrian Covered Walkway
- Stadium entrance pavilion & shelter
- Game day plazas with seat walls
- Donor parking recovery
- New access drive

## Site Concerns

Parking logistics during construction

-285	Parking Space Loss
+231	Parking Recovery in Basement
+124	Parking Recovery in Motor Pool Lot
<b>+70</b>	<b>Parking Net Game Day</b>
-15	Parking w/ Potential Band Building

# DETAILED SITE ANALYSES

## Indoor Training Facility Games

*Open up for fans as a  
Revenue Generator*



**SITE PROVIDES  
OPTION FOR GAME  
DAY ACTIVITIES**



**Outdoor Game Day Plazas**  
*Fan Engagement, Brand-  
Building & Fundraising*

# DETAILED SITE ANALYSES



## Site 10: PRACTICE FIELDS: 75 YARDS

48 Points



### Site Enhancements

Fire access lane

Game Day Plazas with seat walls

Stadium entrance pavilion/ shelter

### Site Concerns

Maintain fire rating adjacent to Jamerson

Significant underground utility relocation

Significant stormwater management issues

Moderate tree impact

## DETAILED SITE ANALYSES



## Site 10: PRACTICE FIELDS: 60 YARDS (*Tree Mitigation*)



### Site Enhancements

Fire access lane

Game Day Plazas with seat walls

Stadium entrance pavilion/ shelter

### Site Concerns

60 Yard field size **does not meet Athletics'** practice requirements

Maintain fire rating adjacent to Jamerson

Significant underground **utility relocation**

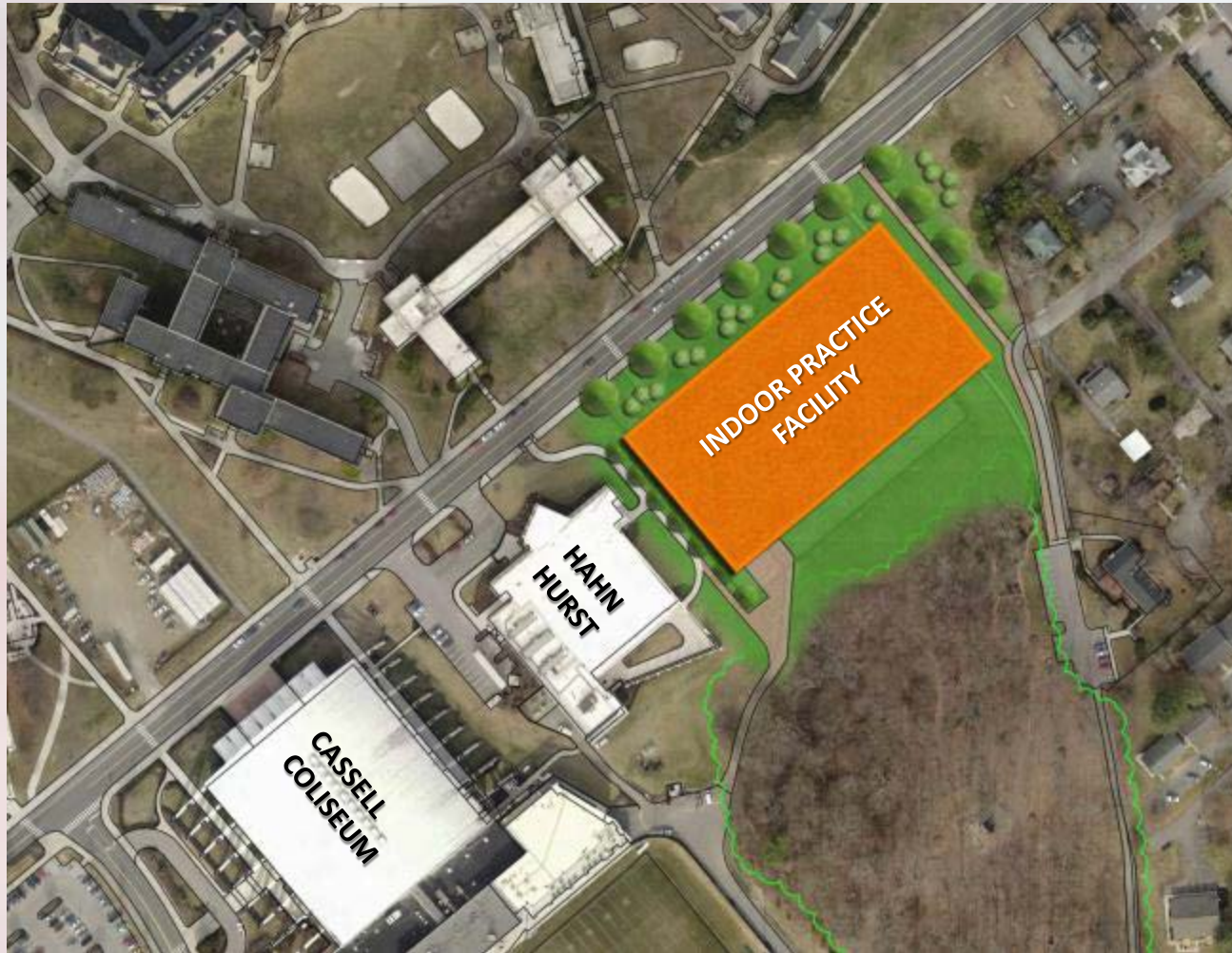
Significant **stormwater management** issues

Minor **tree impact**

## DETAILED SITE ANALYSES

## Site 2: TENNIS COURTS

46 Points



### Site Concerns

Visual impact at Washington St.

Tennis court & roller hockey relocation

Disrupted pedestrian corridor

Prime student services site

Moderate stormwater management issues

Grade changes

## DETAILED SITE ANALYSES





The remaining site options are in a *preliminary phase of analysis*, with the primary focus being on the initial siting of the building.

# IN-PROGRESS SITE ANALYSES



## Site 8: STERRETT COMPLEX

45 Points



### Site Concerns

**Significant relocation** of existing infrastructure

**Functionality** of Building Facilities Department **unknown**

**Adjacent to residential** neighborhood

# IN-PROGRESS SITE ANALYSES

## Site 6: UPPER CHICKEN HILL LOT

42.5 Points



### Site Concerns

**Pedestrians** must cross **heavily trafficked** Spring Road

**Loss of** donor **parking** spaces

# IN-PROGRESS SITE ANALYSES



## Site 4: CASSELL LOT

42.5 Points



### Site Concerns

**Pedestrians** must cross **heavily trafficked** Spring Road

**Significant cost to mitigate** the **loss of** donor **parking** spaces

# IN-PROGRESS SITE ANALYSES



## Site 3: TENNIS COURTS ROTATED

*41 Points*



### Site Concerns

Moderate **tree impact**

**Visual impact** at Washington St.

**Tennis court & roller hockey relocation**

**Disrupted pedestrian corridor**

**Prime student services building site**

Moderate **stormwater management** issues

Grade changes

# IN-PROGRESS SITE ANALYSES

## Site 7: INERT DEBRIS SITE

42.5 Points



### Site Concerns

**Pedestrians** must cross **heavily trafficked** Spring Road

**Significant increase** in **impervious surface** area

**Structural cost** due to **fill site**

**Significant distance** to **locker rooms**

# IN-PROGRESS SITE ANALYSES



## Site 1: WOODS SITE

33.5 Points



### Site Concerns

Significant tree impact

Significant stormwater management issues

Fire access drive

# IN-PROGRESS SITE ANALYSES





## NEXT STEPS

- **Continue** to work with Athletics **to evaluate** project **scope and needs**
- Conduct in-depth **site-specific analysis**
- Perform a site-specific **cost and budget** analysis



***Questions or Comments?***